

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County Consortium

State: NY

PJ's Total HOME Allocation Received: \$20,779,616

PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 28			
% of Funds Committed	91.48 %	90.91 %	8	90.66 %	64	60	
% of Funds Disbursed	89.39 %	75.03 %	5	81.06 %	86	84	
Leveraging Ratio for Rental Activities	0.42	2.15	23	4.62	8	10	
% of Completed Rental Disbursements to All Rental Commitments***	97.48 %	72.62 %	13	81.27 %	64	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.90 %	69.28 %	10	68.23 %	70	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.18 %	80.26 %	9	79.86 %	55	51	
% of 0-30% AMI Renters to All Renters***	42.66 %	49.29 %	14	44.82 %	45	44	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.91 %	1	94.65 %	100	100	
Overall Ranking:			In State:	16 / 28	Nationally:	42 / 47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$5,886	\$50,915		\$25,419	354 Units	22.50 %	
Homebuyer Unit	\$13,758	\$15,005		\$14,530	363 Units	23.10 %	
Homeowner-Rehab Unit	\$11,086	\$11,843		\$20,251	854 Units	54.40 %	
TBRA Unit	\$0	\$4,623		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$8,319	\$47,981	\$15,607
State:*	\$102,090	\$92,600	\$16,119
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	77.4	97.2	97.4	0.0
Black/African American:	0.3	1.4	1.3	0.0
Asian:	0.0	0.0	0.4	0.0
American Indian/Alaska Native:	21.8	0.3	0.6	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.2	0.0

ETHNICITY:

Hispanic	0.0	0.6	0.1	0.0
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HOUSEHOLD SIZE:

1 Person:	65.3	24.5	36.1	0.0
2 Persons:	20.1	22.3	31.3	0.0
3 Persons:	8.2	23.7	11.2	0.0
4 Persons:	5.1	20.9	12.3	0.0
5 Persons:	1.1	6.9	5.6	0.0
6 Persons:	0.3	0.8	2.6	0.0
7 Persons:	0.0	0.8	0.6	0.0
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.2	28.9	11.0	0.0
Elderly:	42.4	7.4	40.7	0.0
Related/Single Parent:	17.8	22.0	15.7	0.0
Related/Two Parent:	8.2	36.4	26.9	0.0
Other:	3.4	5.2	5.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	48.0	0.0 [#]
HOME TBRA:	0.3	
Other:	9.0	
No Assistance:	42.7	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County Consortium

State: NY

Group Rank: 42
 (Percentile)

State Rank: 16 / 28 PJs

Overall Rank: 47
 (Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	97.48	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	79.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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